

**WORK SESSION
OF THE BRIGHAM CITY COUNCIL
TO DISCUSS 1200 WEST 1100 SOUTH INTERSECTION
JULY 15, 2010
6:00 P.M.**

PRESENT:	Dennis Fife	Mayor
	Bruce Christensen	Councilmember
	Scott Ericson	Councilmember
	Ruth Jensen	Councilmember
	Bob Marabella	Councilmember
	Tyler Vincent	Councilmember
ALSO PRESENT:	Mary Kate Christensen	City Recorder
	Jared Johnson	Community Development Manager
	Paul Larsen	Community & Economic Development Director
	Bruce Leonard	City Administrator
	Mike Nelsen	Police Lieutenant
	Jason Roberts	Finance Director
	Paul Tittensor	Chief of Police

Mr. Larsen explained that it has always been anticipated that at least Commerce Drive and 1100 West would have access to 1200 South. He felt the maximum number of accesses between Main Street and I-15 on 1200 South will be 450 West, Commerce Drive and 1100 West. He has been working with Perry City and several landowners east of Commerce Drive to get a connecting road between Commerce and 450 West south of 1200 South.

To the west of Commerce Drive there is a frontage road that goes in front of Wal-Mart and dead ends on the west end. It is anticipated this road will continue through and connect to the future 1100 West. Mr. Larsen has been working with the property owners on this road for several years. He has also been working with UDOT to determine where the center of the road should be, the right-of-way width of the road, and how to get it built. He indicated on an overhead map where the proposed road will be. With this scenario, each property owner owns half of the width of the street. The road is designed with a 106' right-of-way. It will allow for right-turning lanes, multiple through lanes, right-turn in and out. It will be a major north/south arterial street connecting SR-13 to the north with 1200 West in Perry.

There are seven property owners involved. There are four separate parcels on the north side of 1100 South and three on the south side. Two developments have spurred this project - Upland Square and a housing development with 120 units. The property owners have no development plans at this point and have no need for the road. The issue becomes how the road can be built involving property owners who are not in a position to fund it or take on the responsibility of a project like this. After a series of discussions with the property owners, they agreed to dedicate their property to the City at no cost and that the City would fund and finance construction of the road.

A Community Development Area (CDA) has been established in the area which allows the City to utilize tax increment financing. There are a number of financing sources the City could go to for a loan. It will initially take General Fund money to fund the loan, with an agreement with the Redevelopment Agency that as development occurs, tax increment money would reimburse the City for the bonds.

The engineering estimates for this project is \$1.7 million, including a traffic signal. They are proceeding with the permitting needed from UDOT to be able to access 1100 South. UDOT seems agreeable with the 106' right-of-way and the processing of the application. They are not agreeable with another traffic signal on 1100 South.

Councilmember Christensen said the last time the Upland Square developers came to the Council they said they planned to do the south road development. Mr. Larsen explained that there was some willingness by Upland Square to move the road onto their property, dedicate it and build it. However, if it is moved to the north side it will create problems.

Councilmember Jensen asked if the developer has plans to help the City financially to build the road. Mr. Larsen said all the property owners have agreed to dedicate their property to the City without paying for it, but the agreement was that the City would seek financing elsewhere.

Mayor Fife asked if the north and south sides have to be done at the same time, or if it could be phased. Mr. Larsen replied that it could probably be phased, but questioned whether it should be. There are viable proposed developments on both sides. Councilmember Ericson asked if UDOT would grant access if only one side was done. Mr. Larsen thought they would.

Councilmember Marabella felt that Perry should contribute to the development on the south side because they are going to get the most sales tax revenue from the development. Mr. Larsen agreed that Perry should be approached about this.

Mr. Larsen reviewed the costs for this project. The estimated total cost for the south side without the light, with contingencies, is \$526,000. The north side is estimated at \$645,000. The total for both projects would be \$1.2 million.

A representative from Upland Square stated that they have been working on wetland issues. There was an assumption from the beginning that they would be responsible for the road and be reimbursed through the CDA. Mr. Larsen explained that this project is on the City's list of capital projects. If it is budgeted for payments on a CIB loan, the City would know by the time the budget process begins how much would be needed for a payment each year. A development agreement would be made between the City and the Redevelopment Agency to reimburse the General Fund expenses through tax increment.

Mayor Fife asked for comments from the property owners.

Steven Richards, representing the estate of Elmer Richards, stated that his mother is still alive and they have discussed this with City Staff. They cannot afford to pay for the road. The best thing for them would be to deed the property to the City and have the City construct the road and benefit from it. He said he does not care either way; he is happy with the farm the way it is and is not considering subdividing it. They have 15 acres.

Mike Nelsen, representing his father Robert Nelsen, stated that his father and Kirk Nelsen own property together in this area. They are willing to deed the property to the City. They are anxious to see some development in the area.

The meeting adjourned at 6:56 p.m.